



LAND AT FORD ROAD, ARUNDEL

LEMP Compliance Note

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SUMMARY

This compliance note confirms the installation and micro-siting of the faunal ecological enhancement features at Land at Ford Road, Arundel (AB/135/20/OUT), as required under the approved Landscape and Ecological Management Plan (LEMP). These installed features include bird boxes, bat boxes, integrated bat tubes, swift bricks, hedgehog nesting boxes, a barn owl box, two log piles, and an additional enhancement of 18 dormouse boxes. All have been fitted in accordance with best-practice guidance.

The originally approved seven swift bricks could not be installed on Plots 1–10 due to cladding constraints; however, they have been successfully relocated to alternative compliant elevations. Swift provision has also been increased to 14 units in total, supporting colony formation. Bat provision now exceeds LEMP requirements through the installation of both external bat boxes and 21 integrated bat tubes.

The habitat-creation and landscaping components of the LEMP - including the 370 m of hedgerow, species-rich meadow grassland, amenity grassland, 16 new trees, Sustainable Drainage System (SuDS) landscaping and small-mammal permeability through garden fences - are not yet constructed and will be delivered later in the programme in full accordance with the LEMP.

All installed faunal features have been photographed, mapped on an updated as-built ecological plan, and verified by Engain. Minor micro-siting adjustments were made only due to construction practicality, with no reduction in number or specification. The faunal component of the LEMP is therefore confirmed as compliant, with the remaining landscape and habitat measures to follow as the build progresses.

1. INTRODUCTION

- 1.1. This report provides a compliance note relating specifically to the installation and micro-siting of faunal ecological enhancement features at Land at Ford Road, Arundel (Planning Ref: AB/135/20/OUT). These features include bird boxes, bat boxes and bat tubes, swift bricks, dormouse boxes, hedgehog nest boxes, a barn owl box, and log piles.
- 1.2. The wider ecological measures required under the approved Landscape and Ecological Management Plan (LEMP) - including hedgerow planting, meadow grassland management, amenity grassland edge management, tree planting, SuDS landscaping and small mammal permeability in boundary fencing - are programmed for installation later in the construction phase. These elements do not yet form part of this compliance confirmation but will be delivered fully in accordance with the approved LEMP as the build progresses.

2. SUMMARY OF LEMP COMMITMENTS

2.1. The following ecological measures were outlined in the approved LEMP:

- **370 metres of new native hedgerow**
- **Managed meadow grassland** established with seasonal cutting regime
- **Wildlife-friendly amenity grassland** at edges
- **Minimum 16 new trees** planted, meeting a 2:1 replacement ratio
- **SuDS and Attenuation Area** established for drainage and wetland habitat
- **Areas of shrub planting**
- **Bird and bat boxes installed** on at least 20% of homes
- **Barn owl boxes** installed on site
- **Log piles** created on site
- Small mammal gaps included in garden fences
- **Hedgehog nesting boxes** installed onsite

3. IMPLEMENTATION DETAIL

Only the faunal ecological enhancement features have been installed at this stage of the build. The plan showing the locations of these installed boxes is provided in Appendix A, with corresponding photographic evidence included in Appendix B. Habitat creation and soft-landscaping measures required by the LEMP (hedgerow planting, species-rich grassland, amenity grassland, tree planting, SuDS landscaping and small-mammal permeability) are programmed for later phases of construction.

Faunal Features Installed

- 3.1. **Log Piles:** Two log piles have been created along the northern boundary of the site using retained site timber. These are positioned in semi-shaded, low-traffic locations and provide valuable refuges for amphibians, reptiles, and invertebrates.
- 3.2. **Bird and Bat Boxes:** A total of 10 external bird boxes have been installed around the site boundaries, supplementing the integrated provisions across the development. In addition, 10 external bat boxes have been installed along the northern boundary and through the centre of the site, positioned on retained mature trees to maximise suitability for roosting bats.
- 3.3. Furthermore, 21 integrated bat tubes have been installed within dwellings located in the north-western area of the development (Photos 1 and 2). There are 90 residential plots, this combined provision exceeds the LEMP commitment for bat and bird features to be incorporated into at least 20% of homes and key boundary habitats.
- 3.4. **Swift Brick Relocation:** As raised during the Council's post-occupation site visit (Planning Officer, 28 February 2025), the original placement of seven Ibstock Eco-Habitat swift bricks on Plots 1–10 was reviewed due to cladding incompatibility. These seven units were therefore relocated to compliant elevations within the development.
- 3.5. The final as-built arrangement includes 14 swift bricks in total (Photos 3 and 4), positioned in accordance with best-practice siting guidance: elevated (5–7 m), close to eaves, with unobstructed flight lines. Of these, three are located on west-facing elevations, which remains acceptable due to lack of direct sunlight. The swift bricks are integrated into dwellings in the north-west sector of the site, where elevations and rooflines provide ideal conditions for colony formation.

- 3.6. These changes have been fully documented and shown on the as-built plan. No reduction in provision or specification has occurred, and colony-supportive grouping has been retained.
- 3.7. **Barn Owl Provision:** One barn owl box has been installed on a retained mature tree toward the north-east of the site. Its positioning meets best-practice guidance, with an open flight line, appropriate height above ground, and orientation that avoids prevailing winds. No second box has been installed on site, and the provision has been updated on the as-built plan accordingly.
- 3.8. **Hedgehog Nesting Boxes:** Two wooden hedgehog nesting boxes have been installed - one along the southern boundary and one along the northern boundary - in sheltered, vegetated locations to provide suitable refuge and potential hibernation sites.
- 3.9. **Dormouse Boxes (Additional Enhancement):** 18 dormouse nesting boxes have been installed along the western and southern boundaries of the site. While not specified within the original LEMP, these installations provide a welcome biodiversity enhancement by increasing refugia and potential nesting opportunities for small mammals.

To be Implemented

- 3.10. The subsections below are retained as a summary of the LEMP commitments and a reminder of the works that will be completed as the development progresses.
- 3.11. **Hedgerow Planting (to be implemented):** Approximately 370m of new native-species-rich hedgerow will be planted along key site boundaries. The planting followed best-practice guidance for species diversity, height, and structural density. Hedgerows are managed to promote flowering and fruiting for wildlife and are protected from damage during establishment.
- 3.12. **Grassland and Meadow Areas (to be implemented):** These areas will be managed under a late-summer cut and lift regime, in accordance with the LEMP. This management is designed to encourage structural and species diversity and support a wide range of invertebrates.

- 3.13. **Amenity Grassland Management (to be implemented):** Amenity grass areas will be managed with wildlife enhancement in mind, with edges left to develop a taller sward. This benefits pollinators and small mammals while preserving recreational function.
- 3.14. **Tree Planting (to be implemented):** A total of at least 16 new native trees will be planted across the site in communal green spaces, exceeding the 2:1 replacement requirement. Trees are protected with stakes and mulch and are subject to a 5-year establishment maintenance regime.
- 3.15. **SuDS and Attenuation Area (to be implemented):** Three SuDS attenuation basins will be located to the south of the site. Collectively, these features will be completed in accordance with the LEMP. The wetter zones will support aquatic and water-margin vegetation, while the drier upper slopes will contain species-rich grassland requiring minimal intervention. Management follows a light-touch regime, with de-silting or debris removal undertaken only when necessary, ideally in late winter or early spring to avoid impacts on hibernating wildlife.
- 3.16. The attenuation basins are unlikely to retain water year-round and therefore present primarily as grassland outside wetter periods. In line with the approved management approach, each basin will undergo a rotational annual cut: one half of each basin will be cut in autumn while the other half remains uncut, with the pattern reversed the following year. Arisings will be removed. Annual inspection of inlet and outlet structures ensures all basins continue to function effectively, with unobstructed flows maintained.
- 3.17. **Small Mammal Permeable Fences (to be implemented):** Small mammal access gaps (13 cm x 13 cm) will be incorporated into all garden fences to maintain permeability across the development.

4. COMPLIANCE STATEMENT

Engain confirms that the faunal ecological enhancement features required under the approved Landscape and Ecological Management Plan (LEMP) have been installed and, where necessary, micro-sited to alternative but fully compliant locations. These include bird boxes, bat boxes, integrated bat tubes, swift bricks, a barn owl box, hedgehog nesting boxes, log piles and dormouse boxes. All installations have been completed in accordance with best-practice siting guidance, and there has been no reduction in number or specification, with several elements (e.g. additional swift bricks and dormouse boxes) representing an enhancement over the original LEMP.

Where micro-siting adjustments were required - most notably the relocation of the seven Ibstock Eco-Habitat swift bricks due to cladding constraints - these changes were minor, fully justified by construction practicalities and do not compromise ecological functionality or the intent of the approved LEMP. Final installed positions are shown on the as-built plan (Appendix A), with supporting photographic evidence (Appendix B).

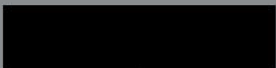
- 4.1. The remaining habitat-creation and landscaping elements of the LEMP - native hedgerow planting, species-rich and meadow grassland, amenity grassland edge management, planting of 16 new trees, SuDS / attenuation basin landscaping, and small-mammal permeability through boundary fences - are programmed for delivery later in the construction phase. These items do not yet form part of this compliance confirmation but will be implemented in full accordance with the approved LEMP as the build progresses.
- 4.2. On this basis, this report confirms that the LEMP commitments relating to faunal ecological features have been met, and that the overall LEMP delivery remains on track. We therefore respectfully request that Arun District Council accepts this compliance note in satisfaction of the requirement to confirm appropriate installation and siting of the faunal boxes, with remaining LEMP measures to follow as construction continues.



APPENDIX B – PHOTOGRAPHIC EVIDENCE

Photo 1: Integrated Bat Tube	Photo 2: Integrated Bat Tube
	
Photo 3: Swift Brick	Photo 4: Swift Brick
	

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The logo for engain, featuring the word 'engain' in a lowercase, sans-serif font. The 'e' is orange, and the rest of the letters are white. A small white plus sign is positioned to the left of the 'e'.